

# UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor

Columbus, Ohio 43215

P (614) 645-6096 F (614) 645-6675

## MEETING SUMMARY

date **March 15, 2018**

place **Northwood & High Building  
2231 North High Street, Room 100**

time **6:30pm – 8:45pm**

present **Keoni Fleming, Abby Kravitz, Pasquale Grado, Kay Bea Jones, Doreen Uhas-Sauer, Frank Petruziello**  
absent **Stephen Papineau**

- A.** **6:30**
- 1.** **Business of the Board**
- Approval of Meeting Summary from February 2018**
- **Mr. Ferdelman reviewed several items from the February Agenda.**

**motion by** **Ms. Uhas-Sauer/ Ms. Jones**  
**motion** **To approve the Meeting Summary as submitted.**  
**vote** **6-0 to Approve**

- B.**
- 1.** **Applications for Certificate of Approval**
- app no.:** **15 East Lane Avenue** **Wilson Place**  
**applicant:** **UID-18-02-013**  
**reviewed:** **Karrick Sherrill, Michael McLaughlin (Shremshock Architects), Todd Dillon (Hometeam Properties)**  
**6:30 – 7:05** **signage**
- Mr. Ferdelman reviewed the comments from the previous meeting.
  - Mr. Sherrill reviewed the modifications to the graphic and signs.
  - Ms. Jones commented that the text running vertically on the banners are problematic.
  - The Board and Applicant discussed the merits of horizontal text run vertically.
  - Mr. Petruziello questioned the use of white background and maintenance; the graphic design could be improved.
  - Mr. Grado stated that the banners are not appropriate and are not supported by the guidelines.
  - Mr. Dillon commented that the leasing office will be located in the building off of lane Avenue.
  - Mr. Petruziello replied that the leasing office will get an approved sign, but the banners are superfluous.
  - Mr. Fleming explained the difference of approving a sign for a primary use versus the accessory use of a leasing office in a mixed use development.
  - Mr. Dillon expressed the need to differentiate the management of this building versus the other high end properties along High Street.
  - Mr. Petruziello expressed concern on the placement of letters on the main Wilson Place sign.
- motion by** **Ms. Jones / Mr. Grado**  
**motion** **To approve the graphics and signs as submitted on the condition:**
- 1. That the main Wilson Place sign at the corner of Lane & High be designed with standoffs that allow for a smooth transition between letters and in an arc.**
  - 2. The Wilson Place sign on the North elevation, the Hometeam plaque on the North elevation and the Parking signs be approved as submitted.**
  - 3. That no banner signs be approved as part of this application.**
- vote** **6-0 to Approve.**

<b>2.</b> app no.: applicant: reviewed: <b>7:05 – 7:20</b>	<b>1892-1928 North High Street</b> <b>UID-18-03-002</b> Ted Musielewicz (Acock Associates Architects), Ryan Szymanski (Edwards Companies) <b>lighting</b> <ul style="list-style-type: none"><li>• Mr. Musielewicz reviewed the light standards and locations.</li><li>• Mr. Szymanski asked for clarification of lighting via sconce versus Chick-Fil-A signs.</li><li>• Mr. Ferdelman replied that the lighting as presented would meet the conditions of the previous approval.</li><li>• Ms. Jones suggested additional lighting on the West elevation.</li><li>• Mr. Petruziello suggested adding six additional sconces, five on the west elevation and one on the south elevation; stay away from the 4000k light source.</li></ul> <b>To approve the exterior lighting as submitted on the condition:</b> <ol style="list-style-type: none"><li><b>1. That six additional wall sconces be added, five on the west elevation and one on the south elevation.</b></li><li><b>2. That the 93CRI/3000k light fixture be used.</b></li></ol> <b>Mr. Petruziello / Ms. Kravitz</b> <b>6-0 to Approve</b>	<b>The Wellington</b>
motion by      motion vote		
<b>3.</b> app no.: applicant: reviewed: <b>7:20 – 7:30</b>	<b>1474-1516 North High Street</b> <b>UID-18-03-001</b> Stephen Caplinger, Ryan Szymanski (Edwards Companies) <b>building remediation details</b> <ul style="list-style-type: none"><li>• Mr. Ferdelman reviewed the comments from the previous meeting.</li><li>• Mr. Szymanski reviewed the proposed modifications; fixing the stone on the ground floor, the bay projections and paint on the insets.</li><li>• Mr. Grado commented that Chumley's has installed conduits and stanchions to mount tv's on their patio.</li></ul> <b>Ms. Uhas-Sauer / Ms. Jones</b> <b>To approve the building modifications as submitted on the condition:</b> <ol style="list-style-type: none"><li><b>1. That permit ready drawings are submitted to staff for review on the bay projections and stone work.</b></li></ol> <b>6-0 to Approve</b>	<b>Highline on Nine</b>
motion by motion      vote		
<b>4.</b> app no.: applicant: reviewed: <b>7:30 – 7:45</b>	<b>84 East 1th Avenue</b> <b>UID-18-01-001</b> Nick Davis (Browning Day Mullins Dierdorf Architects) <b>building and site</b> <ul style="list-style-type: none"><li>• Mr. Ferdelman reviewed the comments from the previous meeting.</li><li>• Mr. Petruziello suggested adding two windows on the west elevation above the bay window;</li><li>• Ms. Jones suggested adding two windows on the east elevation at the egress stairway.</li><li>• Mr. Grado requested screening at the HVAC condenser.</li></ul> <b>Mr. Petruziello / Mr. Grado</b> <b>To approve the new building and site as submitted on the condition:</b> <ol style="list-style-type: none"><li><b>1. That two windows be added to the west façade at the south corner above the bay windows.</b></li><li><b>2. That two windows be place on the east façade at the north end in the stairway at the landings.</b></li><li><b>3. That six foot privacy fence with partial returns to stabilize be placed at the east property line adjacent to the HVAC condenser.</b></li><li><b>4. That the lighting shall detailed, submitted and be reviewed by staff</b></li></ol> <b>6-0 to Approve</b>	<b>ZTA Sorority</b>
motion by motion      vote		

C.

1.

app no.:  
applicant:  
reviewed:  
**7:45 – 8:10**

**Applications for Zoning, Code Enforcement and/or Conceptual Review**

**99 East 11<sup>th</sup> Avenue**

**Multi-Family Residential**

**UID-18-02-006**

Bradley Blumensheid (dkb Architects); Bob Mickley, Wayne Garland (Buckeye Real Estate)

**Zoning Recommendation – new mixed use**

- Mr. Ferdelman reviewed the comments from the previous meeting.
- Mr. Blumensheid described the new arrangement and altered program.
- Mr. Petruziello suggested the building in the back should be one thing; more like the sliver.
- Ms. Jones commented that the building should have its own integrity.
- Mr. Petruziello commented that the steps in the parapet should be removed.
- Mr. Fleming enquired about the bedroom count; 54 bedrooms with 46 parking spaces; the majority of the site in between is asphalt, sacrificing some parking spaces may be warranted.
- Ms. Jones stated that the space between should be more park like at the center of the site.
- Mr. Petruziello suggested playing with the brick façade in terms of solids and voids; as wallpaper.
- Ms. Jones commented that the first floor entries need to be played up and the auto entries need to be more subdued.

motion

**Tabled**

**To be consider:**

1. **Reduce parking and increase landscaped area between buildings.**
2. **The new building should not step at the parapet.**
3. **Increase the presence of the human entries.**

2.

app no.:  
applicant:  
reviewed:  
**8:10 – 8:35**

**1444 North High Street**

**Mixed Use**

**UID-18-02-007**

Dave Perry (David Perry Co.), Wayne Garland (Buckeye Real Estate)

**Zoning Recommendation – demo & new multi-family**

- Mr. Ferdelman indicated that the proposal was reviewed by the UAC and received a recommendation to support the variances; to reduce parking from 29 to 0; reduce landscaping; increase allowable lot coverage; if zoned C-4 all variances would go away except for parking.
- Mr. Blumensheid described the program and design.
- Mr. Petruziello commented that the building need not fill the entire frontage; no building by the yard; the gap between north and south needs to be more generous; maybe needs to be two buildings.
- Mr. Fleming concurred with Mr. Petruziello that the building needs to acknowledge or address the building behind; it should not be completely sacrificed to allow this infill.
- Mr. Petruziello expressed that the High Street façade should pay an homage to the 50/60's vernacular.
- Mr. Fleming remarked that the new building should be of its time; neither 60's nor the traditional.
- Ms. Uhas-Sauer commented that the traditional façade may be okay at this location; the tenants in the rear building do need to be addressed in this program.
- Ms. Jones commented that the façade should be funky rather than staid; the language is for the designers to determine; the rear building does need some relief.
- Ms. Kravitz commented that the façade doe need additional funk.
- Ms. Jones asked about the requested unit count.
- Mr. Ferdelman replied that the request is for five residential units and 2,900sf of restaurant or retail; no parking as part of the proposal.

motion by  
motion

**Mr. Grado / Ms. Uhas-Sauer**

**To support the requested variances that allow the proposal as proposed to advance for later design review.**

vote

**6-0 to Support.**

<b>D.</b>	<b>Staff Issued Certificates of Approval</b>		items approved
	1.	UID_18-02-002 1752 Summit Street	porch
	2.	UID_18-02-004 262 East 14th Avenue	porch
	3.	UID_18-02-009 2259 North High Street	windows
	4.	UID_18-02-015 1495 Pennsylvania Avenue	roof
	5.	UID_18-03-003 100 West 9th Avenue	HVAC condensers
	6.	UID_18-03-004 162 East 13th Avenue	doors, site
	7.	UID_18-03-005 1590 Worthington Street	deck railings
	8.	UID-03-007 1976 North High Street	adjust ad mural timeline
	9.	UID_18-03-008 240-252 East 13th Avenue	roof
	10.	UID_18-03-006 42 King Avenue	parking
	11.	UID-18-03-009 158-160 East 11th Avenue	roof
motion by		Ms. Uhas-Sauer/ Ms. Jones	
motion		To approve as submitted.	
vote		6-0 to Approve	

<b>E.</b>	<b>Board Approved Applications Issued Certificates of Approval</b>		
		approved : items approved	COA issued
	1.	UID-02-014 2458 North High Street (MetroPCS_Sign)	02/15/2018: signage 02/28/2018
	2.	UID-02-016 1892 North High Street (Target_Signs)	01/19/2017: signage 02/20/2018
<b>F.</b>	3.	UID-01-003 1928 North High Street (Huntington_Signs)	02/15/2018: signage 02/26/2018
	1.	Next Meeting Thursday April 19, 2018   6:30pm   2231 North High Street (Room 100)	